

# LANDORA *Sunjodoy*

## Project Address

Plot- 1132, Road-41/A, Block- M  
Bashundhara R/A

HANDOVER DATE

**JUNE  
2026**



# LANDORA

Real Estate Ltd.



## ABOUT US

LANDORA Real Estate Ltd is your trusted partner in all entities of Real Estate. With personalized service, expert guidance, and a diverse portfolio, we're here to help you for finding your dream property or maximize returns on your investment. Experience excellence with LANDORA Real Estate Ltd.



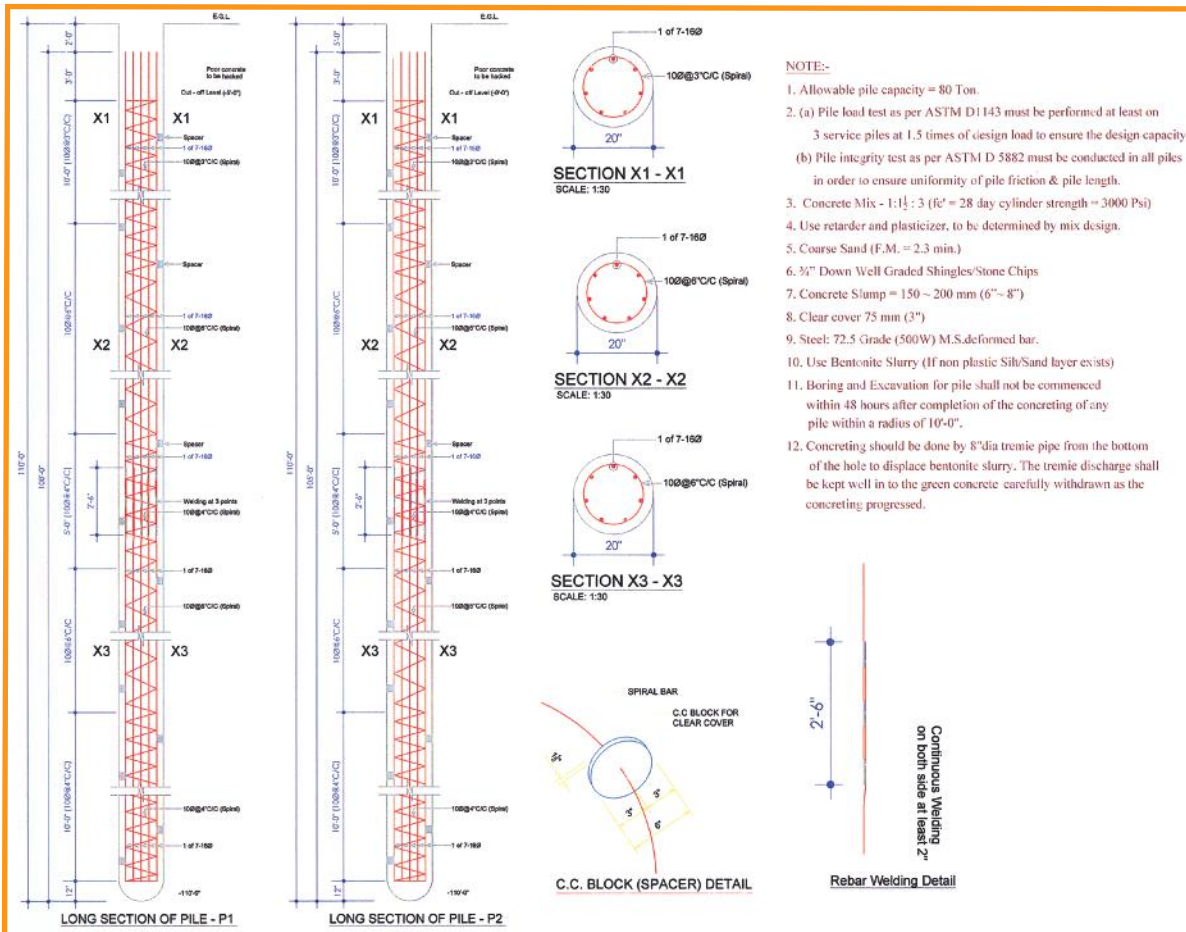
**NAME OF PROJECT**

**LANDORA SURJODOY**

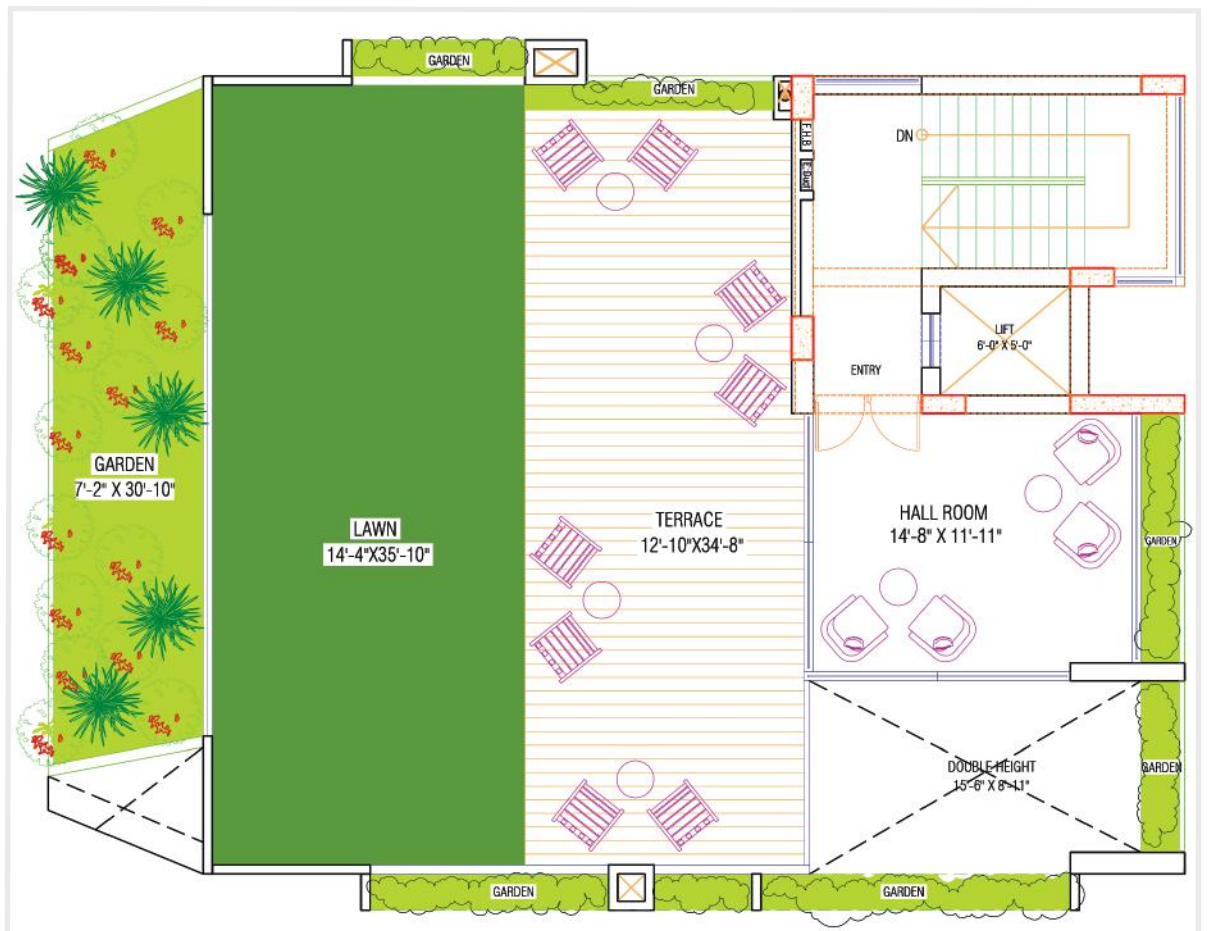
Project Address	Plot- 1132, Road- 41/A, Block- M, Bashundhara R/A, Dhaka
Type	8- Storied (G+7) Residential Building
Total Flats	07
Nos. of Flat/Floor	01
Flat Size	2350 SFT (Approx)
Nos. of Lift	1 (One) Branded lift of 8- Passenger capacity form reputed international manufacturer to be installed along with Auto Rescue Device (ARD)
Nos. of Staircase	01 (One)
Orientation	South Facing

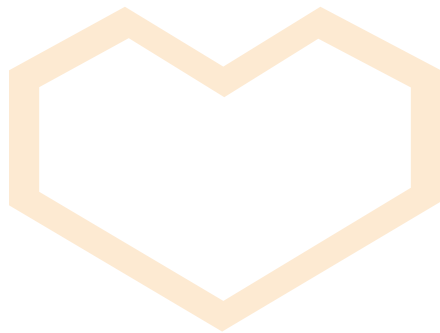


# PILE STRUCTURE



# ROOFTOP





"TO BE THE PREMIER REAL ESTATE DEVELOPMENT COMPANY  
RECOGNIZED FOR OUR INNOVATIVE, SUSTAINABLE, AND  
COMMUNITY-FOCUSED PROJECTS."

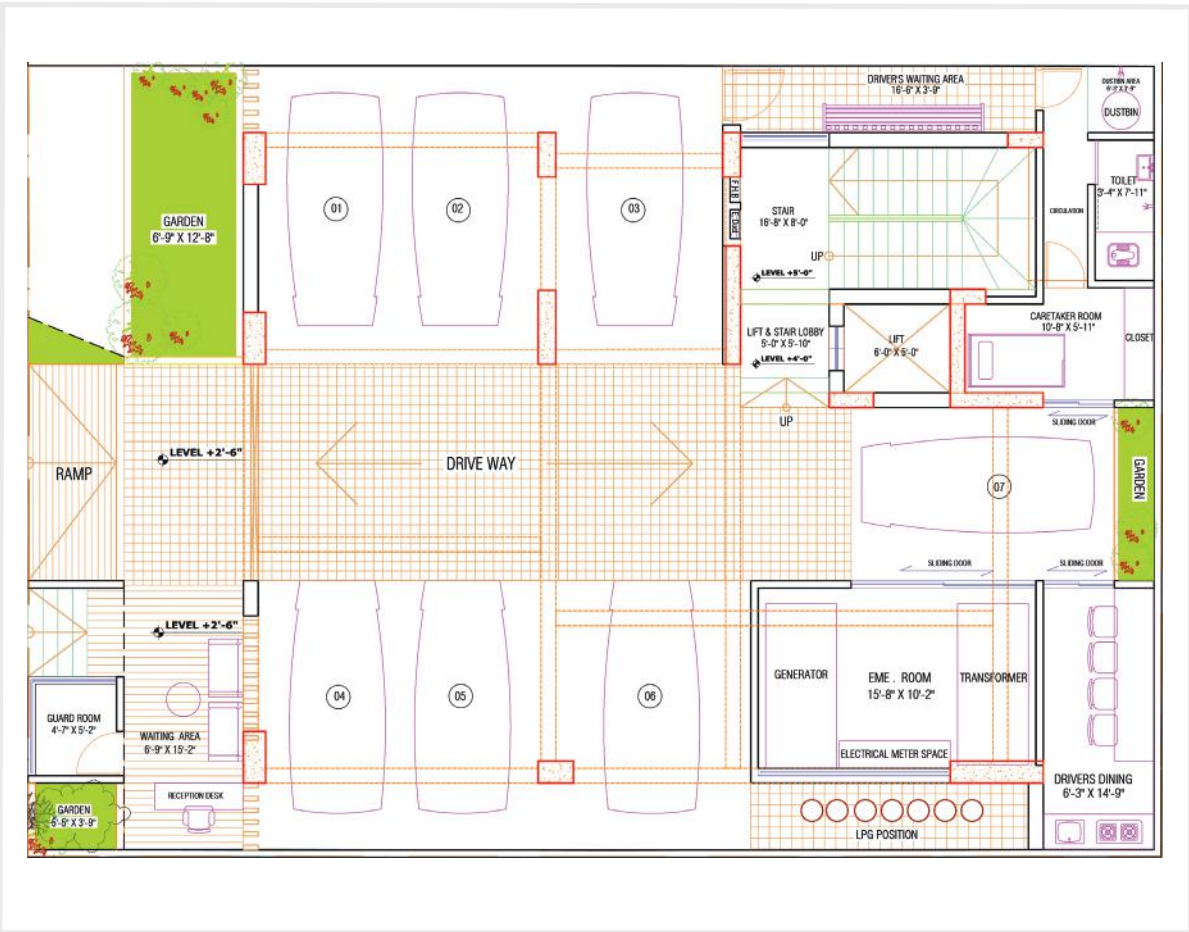


# LET'S BEGIN

1132



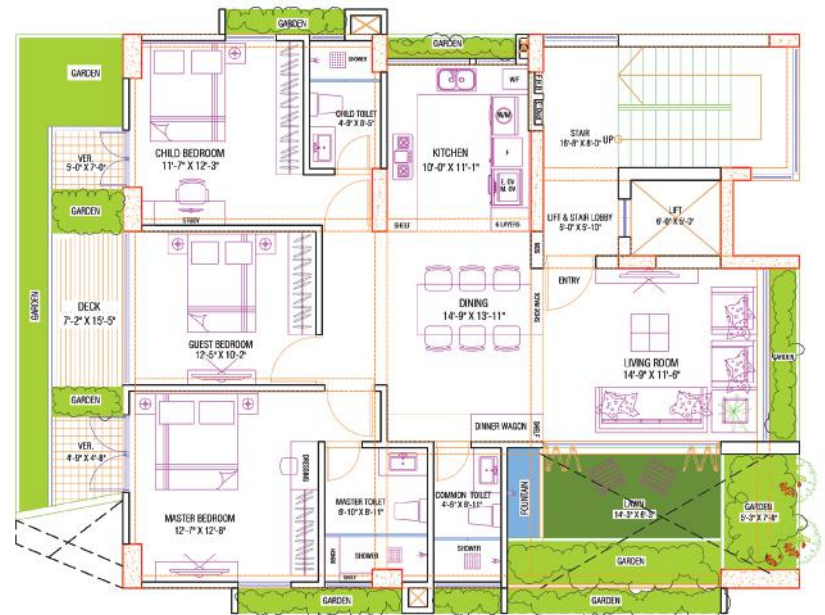
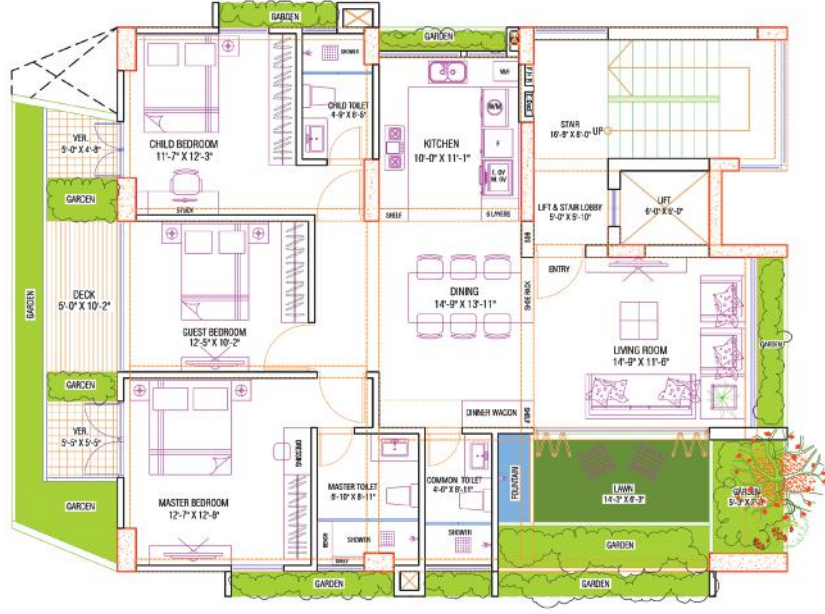
LANDORA  
SURJODOY



GROUND FLOOR



# FLOOR PLAN

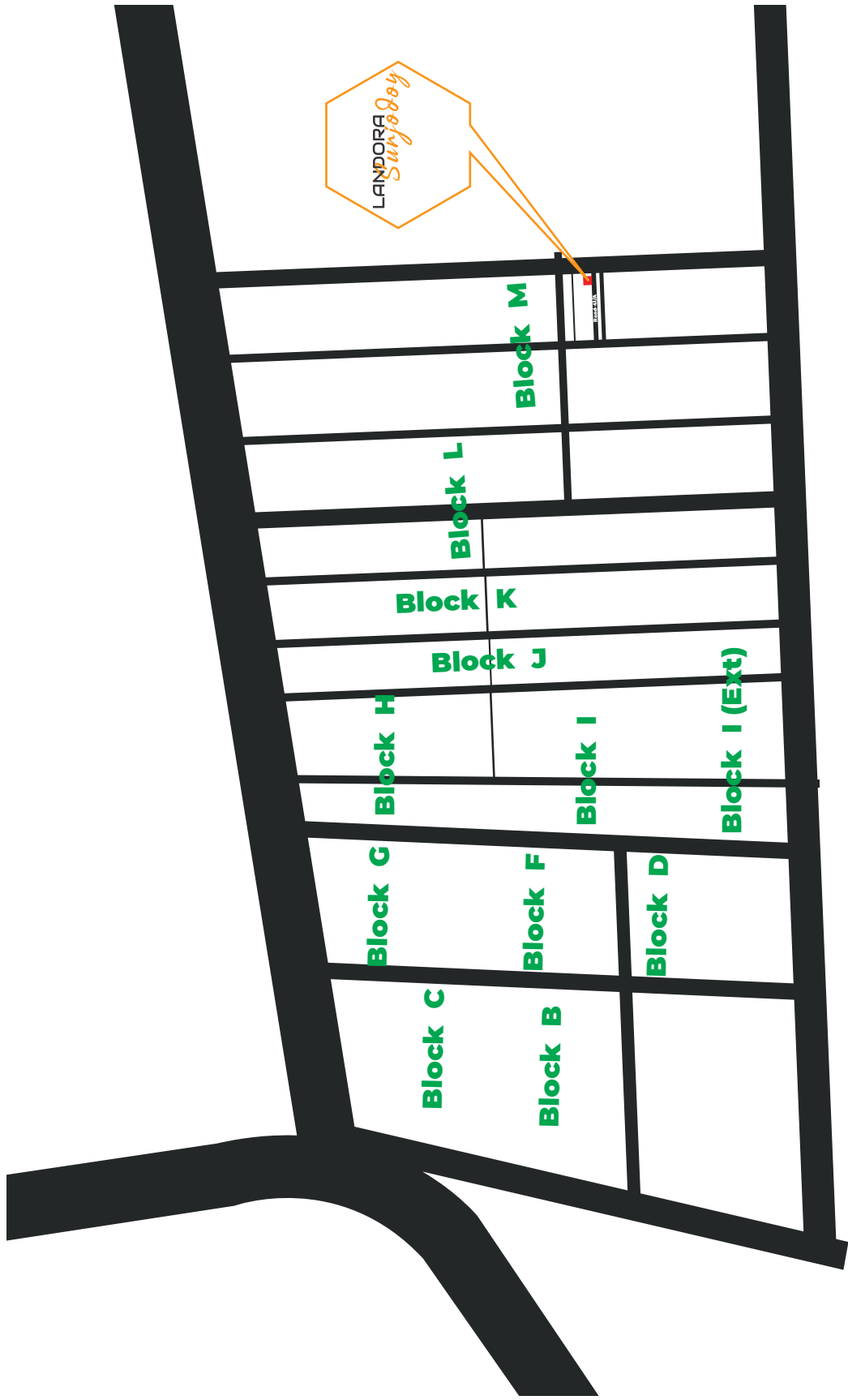


1<sup>ST</sup>, 4<sup>TH</sup> & 7<sup>TH</sup> FLOOR LAYOUT

2<sup>ND</sup> & 5<sup>TH</sup> FLOOR LAYOUT

3<sup>RD</sup> & 6<sup>TH</sup> FLOOR LAYOUT

# LOCATION MAP



# CLOSE CONTEMPORARY AMENITIES



International Convention City Bashundhara  
Playpen School | Jamuna Future Park  
Evercare Hospital | Hurdco International  
School | NSU | IUB | AIUB | Airport

**Apartment Features:**

Apartment Size-2350 SFT(Approx).  
Master-Bed, Child-Bed, Guest-Bed, Drawing,  
Dining, Lawn area.  
3 Toilets: 2 attached & 1 common.  
2 Verandas, 1 Deck & Garden.

**Building Entrance:**

Secured gateway with spacious grand entrance and driveway.  
Provision for controlling space of incoming and outgoing persons, vehicles, etc.  
Reserved car parking, damp protected ground floor for residents.  
The stainless steel logo will be placed on the front wall.

**Lift:**

8 (Eight) Passenger Elevator (Glass Door) of dimension having capacity at least 630 KG. (SIGMA, Hyundai, Mitsubishi, Fujitec/Hitachi).  
Adequate lighting.  
Well furnished attractive doors & cabin.  
Emergency alarm and escape provision.

**Lift Lobbies & Staircase:**

Spacious lift, stair and lobby in each floor.  
Floor tiles in all lobbies (DBL, RAK, AKIJ or Equivalent).

**Apartment Layout:**

The total layout will be thoughtfully arranged to maximize advantages specially relation to be the day light and the cross ventilation.  
Spreading layout will emphasize privacy from end to end.

**Generator:**

One brand new emergency diesel generator with bonnet type sound proof system as per requirement. (Ricardo, Perkins Brand 40kv or equivalent) Capacity to cover lift, pumps, common lights, 4 (Four) emergency light and 3 (Three) fan Point in each apartment.

**Intercom:**

Panasonic or equivalent intercom system. To connect each apartment to the concierge desk.

# FEATURES & AMENITIES

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**Water Pump:**

Standard quality Two GAZI/RFL water pumps to be providing for water supply (3 Horse power)

**Verandah Grill:**

As per the design, 3 feet border will be made with 10 ml glass.

**Roof Top:**

Common multipurpose space with attach toilet used on roof for protection of overheating, dampness and maintaining proper slopes for efficient roof drainage.

3 feet parapet wall made by 1st class brick work with plaster & paint.

**Doors:**

Main door solid frame and Palla segun decorative. Main entrance door with door chain, check viewer. Solid brass door Knocker.

Apartment No. in an Acrylic Board.

Imported door handle lock.

All internal doors made by veneer PARTEX flash-door.

Mortise round lock except maid used as frame MAHGONI in internal doors.

**Window:**

All windows sliding system aluminum will be 4" thickness with mosquito net provision as per architectural design.

5 mm thickness white glass.

Rain water barrier inside of 4" inches aluminum section.

Fixed Glass in all back side windows.

**Wall:**

Provide best quality 1st class brick work with plaster.

**Floor:**

24"X24" tiles in all floors. (DBL, RAK, AKIJ or Equivalent) Homogeneous floor tiles 12"-0"X 12"-0" in kitchen (DBL, RAK, AKIJ or Equivalent).

Essentially correct uniform floor slopped toward water outlet.

Standard quality tiles homogeneous in stairs and lobbies. (DBL, RAK, AKIJ or Equivalent).

# FEATURES & AMENITIES

## **Painting & Polishing:**

Best quality 3- coated paint on outside wall (Berger/Elite/Asian Paints or equivalent).

Smooth finished and soft colored plastic paint on all internal wall & Distemper in all Calling (Berger/Elite/Asian Paints or equivalent).

French / Natural polished on door, frame & shutter.

## **Electrical:**

Electricity supply from DESA/DESCO with separate main cable (NYY) and LT Panel board.

Imported standard quality MK switch and socket circuit breaker plug point and other fittings.

Electrical distribution box with main switch. Concealed electrical wiring with FR SKIN Coated cables (BRB/Paradise/BBS/Bizli).

Independent electric meter in each apartment. Earthing connection of all power outlets as per BNBC codes of practice.

Provision for air conditioner in all bed room. Concealed intercom.

Provision for T.V, telephone & satellite dish antenna system.

Light point in all verandahs.

CC TV For Security System.

## **Bathroom:**

Full height glazed tiles (10"x16") in all bathrooms (DBL, RAK, AKIJ or Equivalent).

Standard quality sanitary wares in all bathrooms (DBL, RAK, AKIJ or Equivalent).

Floor tiles (12"x12") in all bathrooms (DBL, RAK, AKIJ or Equivalent).

Imported mirrors in all bathrooms with overhead lamp.

Cabinet basin in master bathrooms.

Pedestal basin in other bathrooms except maid (DBL, RAK, AKIJ or Equivalent).

Imported standard quality fittings. (RFL/ROSA/SAT-TAR or Equivalent).

All bathrooms are best quality solid plastic doors (WHITE /OFF WHITE).

Enamel paint in the ceilings to prevent dirty and dampness arising from moisture (BERGER/ELITE/ASIAN PAINTS or equivalent).

Concealed hot and cold water line in master and children bath room.

# FEATURES & AMENITIES

## **Kitchen:**

Concrete self floor level with Marble work top.  
Wall up to 7.0 feet with standard quality tiles (10" x16") fitting around the sink & gas cooker and floor tiles (12"x12") ceramics.  
Imported stainless steel Smart sinks with mixture (SWISH/DISNIE or equivalent).  
Provision for double burner gas outlet.  
Concealed hot and cold water line.

## **Utility lines (Water & Gas):**

Separate electricity meter & gas supply connection provision for all apartments.  
Water supply line will have common meter connection.  
Underground water reservoir and overhead water tank (have a float level controller sensor) each having adequate capacity.  
Plumbing design and concealed gas lines approved by TITAS gas.  
Provision for individual gas raiser. Approved quality TITAS Gas materials for internal wiring gas line (BASHUNDHARA GOLD /ADAMJEE /EQUIVALENT G.I).

## **Optional features:**

Various interior designing & additional fittings and fixtures as per choice of clients may be arranged at the company but cost with bear clients after the approval of the company.

## **General Features of the Complex:**

Gas pipeline connection from TITAS distribution system as per total calculated consumption, adequate safety measures incorporated.  
Sanitary line using all UPVC pipe and fittings RFL/National Polymer/Matador (Equivalent).  
Structural Building frame shall be designed as per Bangladesh National Building Code (BNBC).

**General Engineering:**

Structural design parameters based on American Concrete institute (ACI) and American Standard of Testing Materials (ASTM) Codes. Sub-Soil investigation and soil composition comprehensively analyzed by latest testing equipment's and laboratory techniques. R.C.C foundation depending on the soil test report. R.C.C foundation and superstructure design and supervisor by professional structural engineers' team. Comprehensive section by section checking and testing of all steel reinforcement by professional design and structural engineers. Structure capable to resist earthquakes 7.5 on Richter scale.

**Brick flat soling:**

Single layer brick flat soling in foundation or anywhere with 1st class brick true level including filling the gap with coarse sand.

**10" Brick work:**

1st class brick work in cement mortar 1:5 with Portland cement and sand, up to plinth level, including racking out joint.

**5" brick work:**

125mm thick brick work in approved bond in superstructure wall or anywhere in floor with 1st class machine made brick and cement sand mortar (1:4) with Portland cement (SUPERCRETE/CROWN/HOLCIM or Equivalent) and sand including racking out joints with sufficient water proof treatment.

**R.C.C work:**

Reinforced cement concrete (R.C.C) work with Portland cement (SUPERCRETE/CROWN/HOLCIM or Equivalent). Coarse sand (Sylhet sand) of F.M-2.5 medium sand local sand of F.M- 1.5. 3/4" downgraded stone chips 3/4", Pudlo (where necessary). For pile, pile cap, Beam, column, slab U.G.W.T, R.C.C wall of proportion (1:1.5:3) with cement, 100% Sylhet sand, stone chips. For grade beam, beam, slab, & others of proportion 1:1.5:3 with cement, 75% sylhet sand, 25% medium sand and stone chips as per design and instruction.

**C.C work:**

Reinforced cement concrete (1:2:4) with Portland cement (SUPERCRETE/CROWN/HOLCIM or Equivalent). Coarse sand (50% local sand & 50% Sylhet sand) and 20mm downgraded 1st class picked Jhama Brick chips as per design for coping, slab, cornice, railing drop wall, lintel, sunshade, staircase and other minor structural elements.



**Plaster work:**

12mm to 20mm thick with Portland cement (SUPER-CRETE/CROWN/HOLCIM or Equivalent) and medium sand in proportion 1:4 & 1:5.

**Reinforcement:**

72.5 grade (BRSM or Equivalent) steel deformed bar to be used for R.C.C work as per structural design.

**Shuttering work:**

Steel shutter for column, beam, slab and others work.

**Application:**

Application for allotment of apartment should be made on the prescribed application form duly signed by the application along with the earnest money. **LANDORA Real Estate Ltd.** has the right to accept or reject any application without assigning any reason there to.

**Allotment:**

On acceptance of an application and receipt of the booking money, the company will issue an allotment letter in favor of the applicant along with the schedule-payment of the balanced amount as the apartment price. Allotment is being made on first come first served basis.

**Sale Deed:**

On receipt of the 1st down payment (i.e. Installment @ 30% of total amount against the apartment price) from the interested buyer, an accord shall be signed between the parties to safeguard the mutual interest.

# TERMS & CONDITIONS

**Payment:**

If any applicant is able to pay the total flat value is definitely entitled to get a special discount on the total flat value.

There is no provision for cash payment in favour of LANDORA Real Estate Ltd. but either in cross cheque/ pay order or DD from the Bank according to the schedule of payment by installments for the balance amount of the price payable to us (as per agreement).

**Installment:**

Payment of installment including the cost of car parking space and other charges must be made on due date.

The total mutually agreed value of the apartment to be paid by the installment according to the payment schedule.

**Legal cost:**

Allotted shall bear the registration cost, stamp-duty fees, Tax, VAT and other miscellaneous expenses, which are likely to be incurred at the time of registration of the flat with the proportionate land. The allottee (S). Shall be informed of such charges when these are due.

**Service and utility cost:**

Utility connection fees and other charges including security deposit with the DESA/DESCO, WASA and TITAS GAS shall be borne by the allottee (S). LANDORA shall pay those charges for the authorities on behalf of the allottee (S). The allottee (S) shall have to pay all those utilities proportionately on actual as this cost is not included in the flat value at all.

**Bank loan:**

LANDORA makes seek and arrange financing facilities for any up to extend of maximum 70% of the cost of his/her apartment, subject to the available of loan fund from any financial institutions, is he/she deserves. LANDORA will arrange loan for the deserving allottee (S) which shall be repayable within the period of next 15 years.

# TERMS & CONDITIONS

**Time schedule:**

To complete the construction of apartment, it shall require up to 24 months as per project to project basis from the date of signing agreement with the allottee (S). The time schedule can be extended to a reasonable time limit of any kind if reason, e.g. as for the act of God, the change in fiscal-state- policy, which are beyond the control of LANDORA, and if this apartment project becomes an abandoned property.

**Change in specifications:**

Limited indispensable or inevitable changes in the drawing, layout and design etc. of apartment construction may be done by the developer in the overall mutual interest and allottee (S) should never object to it.

**Possession:**

The allottee (S) shall have to clear about the payment of entire apartment price, other charges and dues pertaining to he/her apartment & transfer of his/her shares of land. At the same time the allottee (S) should pay the registration cost as per legal & miscellaneous expense.

**Management:**

The resident shall raise a common service system, general affairs and their common interest which is managing registered co-operative society.



# LANDORA

Real Estate Ltd.

*Experience*

*Excellence*



## CONTACT US

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